

INDUSTRIAL PLANT FOR SALE

**400 E STATE STREET**

Trenton, OH 45067

**PRICE  
REDUCED!**



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# INDUSTRIAL PLANT FOR SALE

## 400 EAST STATE STREET

Trenton, OH 45067

### PROPERTY HIGHLIGHTS

**SPACE AVAILABLE:** +/- 114,744 SF

**SITE SIZE:** 5.85 Acres

**FOR SALE:** \$3,990,000 (\$34/SF)

#### HIGHLIGHTS:

- 5 total buildings
- +/- 9,004 SF main office
- Zoned (I-G) general industrial district
- Heavy power
- Entire site has 8 docks, 3 external dock positions, & 18 drive-ins
- Outside storage permitted
- Multiple cranes throughout
- On site truck scale and diesel tank

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# INDUSTRIAL PLANT FOR SALE

## 400 EAST STATE STREET

### TOTAL PLANT SIZE

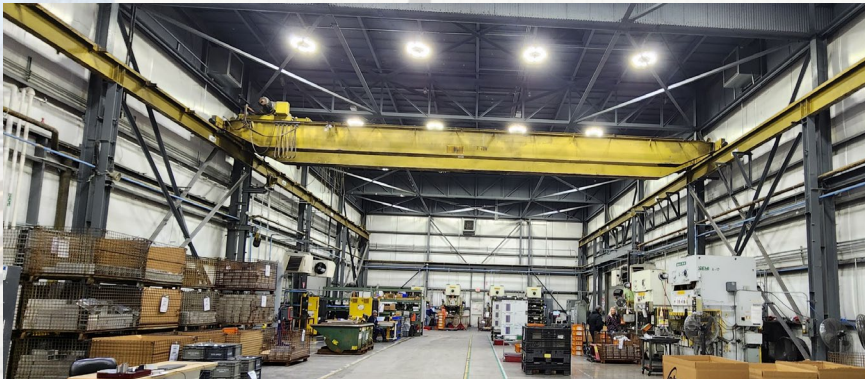
Building 1:	7,255 SF
Building 2/3:	41,462 SF
Building 4:	53,242 SF
Building 5:	12,785 SF
<b>TOTAL:</b>	<b>114,744 SF</b>

### SITE FEATURES

Total Building SF:	+/- 114,744 SF
Main Office SF:	+/- 9,004 SF
Shop Office/Mezzanine:	Minimal throughout
Land:	5.85 acres
Construction:	Metal siding/brick office
Warehouse Floor:	Concrete
Parking:	75+ lined spots
Sprinklers:	None
Warehouse Heating:	Gas forced heaters
Warehouse Lighting:	Updated LED lighting
Outside Security Lights & Cameras:	Yes
Fenced Lot:	Yes
Guard Shack, Truck Scale, and Diesel Fuel Tank:	On site
Interstate Access:	I-75 exit 32 (8.5 miles) I-75 exit 29 (9 miles)
Gas & Electric:	Duke Energy
Water & Sewer:	City of Trenton
Parcel IDs:	R8000005000074; R8000005000075
Zoning:	I-G (general industrial)
Annual Taxes:	\$103,456 (\$0.90/SF)
Sale Price:	\$3,990,000 (\$34/SF)

# FACT SHEET

## BUILDING 5



### BUILDING FEATURES

Building Size: +/- 12,785 SF

Office SF: None

Warehouse Dimensions: 60' x 193'

Column Spacing: One (1) column

Roof: Flat rubber membrane (replaced July 2023)

Clear Height: 15' clear in loading area  
30' clear in warehouse

Loading Facilities: Two (2) well docks with pit levelers and seals  
Four (4) drive-ins  
Automated doors

Ventilation Fans: Yes

Compressor & Airlines: Existing/plans for removal

Cranes: One (1) 7-ton crane

Restrooms: One (1)

Electrical Service: 2000 amps at 480V 3 phase. 1500 kVA



# FACT SHEET

## BUILDING 4



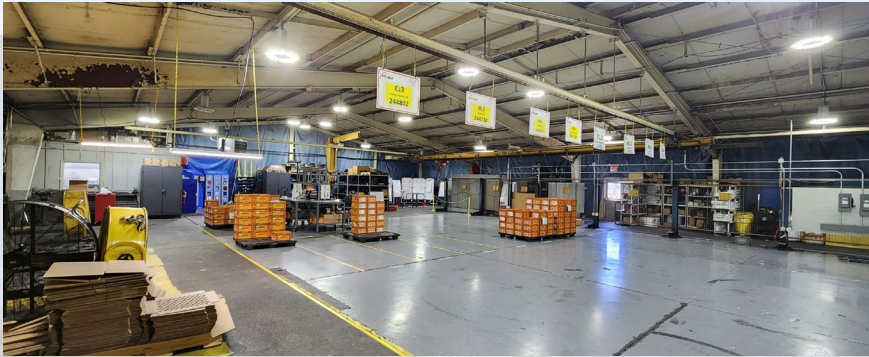
### BUILDING FEATURES

- Building Size: +/- 53,242 SF
- Office SF (Main & 2 Story Shop Office Included): +/- 12,644 SF
- Warehouse Dimensions: 96' x 384'
- Column Spacing: Clear span / crane columns
- Roof: Metal pitched, flat addition
- Clear Height: 17' - 24'
- Loading Facilities: Two (2) internal docks with pit levelers and 44' of trailer space inside the building  
Seven (7) drive-ins including a 20'w and a 35'w
- Ventilation Fans: Yes // accessory roof ventilation
- Compressor & Airlines: Existing/plans for removal
- Cranes: One (1) 5-ton crane (65' x 384')  
One (1) 1-ton jib crane  
One (1) ½-ton jib crane
- Restrooms: Four (4) - two (2) sets men's & women's in main office space  
Men's locker room in warehouse  
One (1) unisex restroom on 2<sup>nd</sup> floor shop office
- Electrical Service: 2500 amps at 480V 3 phase. 2000 kVA



# FACT SHEET

## BUILDING 2/3



### BUILDING FEATURES

Building Size: +/- 41,462 SF

Office SF: +/- 850 SF // additional modular office

Mezzanine Storage: Yes (not included in shop office sf)

Warehouse Dimensions: Bldg. 2: (95' x 275') bldg. 3: (45' x 215')

Column Spacing: Varies / partially clear span

Roof: Multiple - metal pitched

Clear Height: 9' - 23'

Loading Facilities: Two (2) well docks with pit levelers and seals  
Two (2) external well dock positions  
Six (6) drive-ins

Ventilation Fans: Yes // accessory roof ventilation

Compressor & Airlines: Existing/plans for removal

Cranes: One (1) 2-ton crane  
One (1) 1-ton crane  
One (1) 1-ton jib crane

Restrooms: Men's & women's locker room

Electrical Service: 3000 amps at 480V 3 phase. 2500 kVA



# FACT SHEET

# **BUILDING 1**



## **BUILDING FEATURES**

Building Size: +/- 7,255 SF

Office SF: None

Warehouse Dimensions: 60' x 140'

Column Spacing: Clear span

Roof: Metal pitched

Clear Height: 16' - 20'

Loading Facilities: Two (2) docks with pit levelers  
3<sup>rd</sup> external dock position with bumpers  
One (1) drive-in

Ventilation Fans: None

Compressor & Airlines: Existing/plans for removal

Cranes: None

Restrooms: None

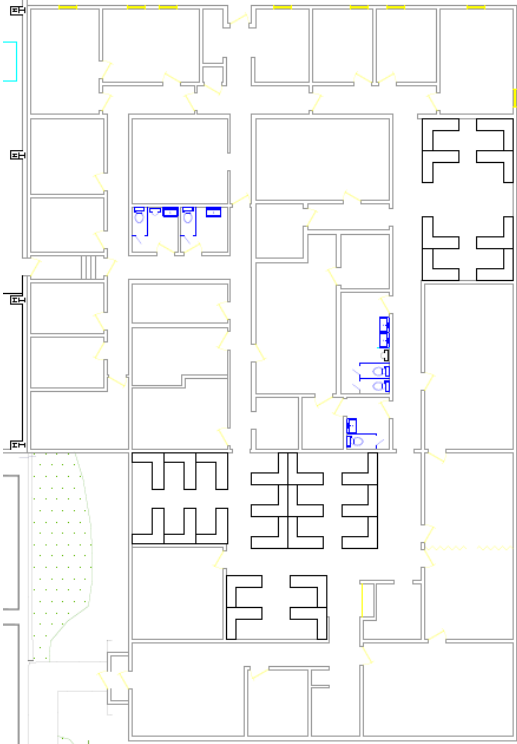
Electrical Service: 200 amps at 240V single phase. 48 kVA



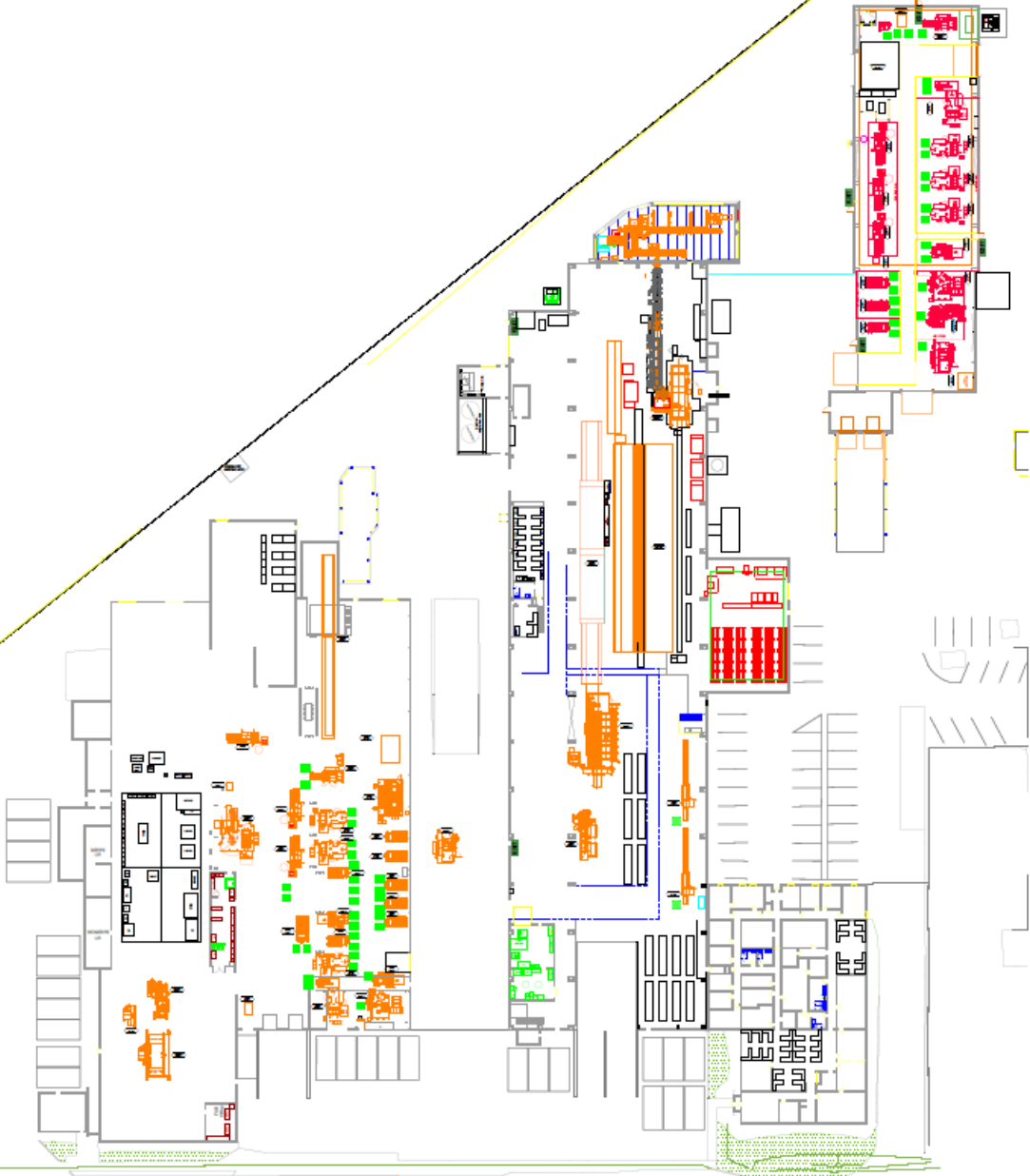
# 400 E STATE STREET

## Floorplans

Office Layout

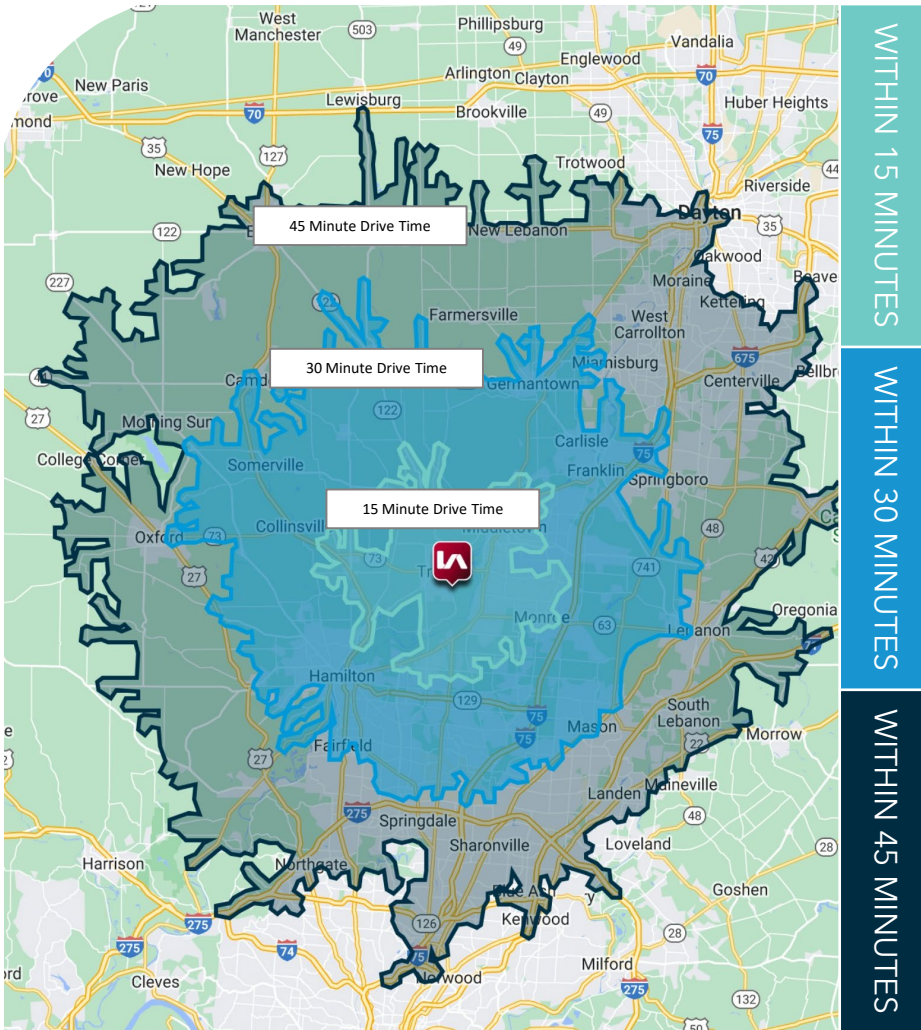


FENCE LINE GENERALLY  
ALONG PROPERTY LINE



# DEMOGRAPHICS

## Labor Statistics



WITHIN 15 MINUTES

WITHIN 30 MINUTES

WITHIN 45 MINUTES

### AGE 16 + LABOR FORCE



117,199  
Population



54,273  
Employed



4,011  
Transportation &  
Warehousing



9,005  
Manufacturing



621,076  
Population



298,915  
Employed



18,803  
Transportation &  
Warehousing



47,795  
Manufacturing



1,751,616  
Population



852,634  
Employed



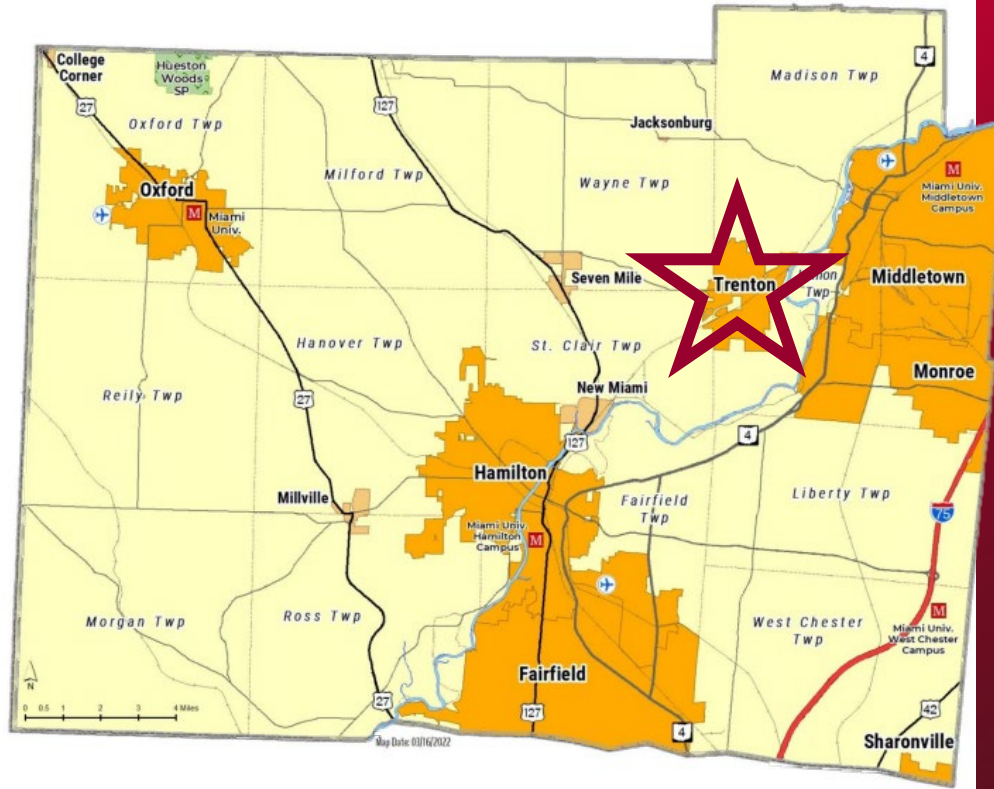
49,991  
Transportation &  
Warehousing



118,115  
Manufacturing

# TRENTON Workforce

Trenton is among one of the top 6 cities in Butler County in terms of population, concentration, and labor force. The manufacturing industry is the largest segment of Butler County's workforce (making up 15% of the county's employment in 2022). The City of Trenton is also located on three aquifers identified by the Ohio EPA, the Great Miami River Alluvial Aquifer (GMRAA), the Great Miami River Buried Valley Aquifer (GMRBVA), and the Trenton Buried Valley Aquifer (TBVA) giving the area extensive power and development opportunity.



Source: Butler County Planning Department

**298,915+**

Workers within 30 minutes of Trenton

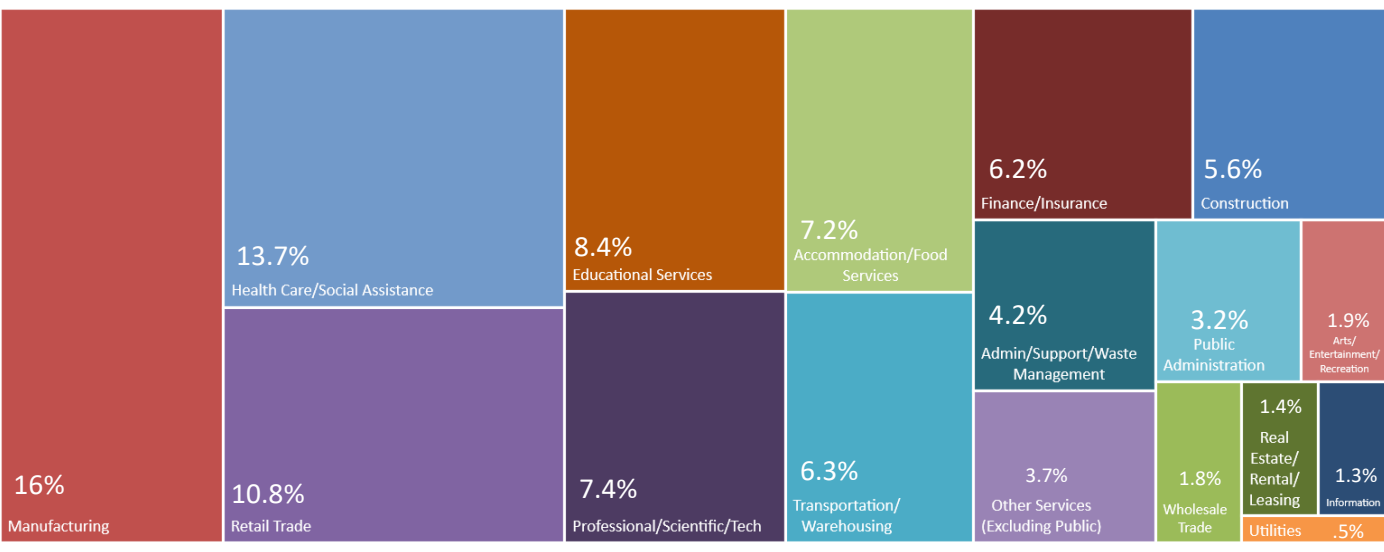
**47,795+**

Current manufacturing workers within 30 minutes of Trenton

**621,076**

Daytime Population within 30 minutes of Trenton

## Civilian Labor Force Profile within 30 Minutes



## Demographic Data within 30 Minutes of Trenton

Population	621,076
Projected Population (2028)	628,217
Median Age	38.5
Median Household Income	\$78,707
Unemployment Rate	4%
High School Diploma	94.4%
College Degree	41.8%